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3000 Kingsbridge Ave. B from Broadway Subway Station at 231st Street. from Riverside Park.

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Two, three, four and six room apartments. Extraordinarily large rooms. Every convenience. Restaurant on premises. Rents \$75 to \$175.

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First lien on three story brownstone dwelling, south side E, 133d st., east of Park av.;
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SUBSIDIARY mortgage of \$107,500 for three years on office building, downtown, will be sold for \$77,500; net rents being assigned as collateral and paid monthly; annual income about \$180,000; banking proposition. Box L.
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From Battery to 14th St., Inclusive. BROADWAY corner building, 25x100, south of Spring st, with elevator and heat; possession February 1; cheap and easy terms. CHAS F. NOYES CO., 118 William st. John 20e0.

PLOT, 35x80, on Washington at., near Des-brosses at.; can be bought right with suit-able terms. DERSCHUCH & CO., 26 Cort-

COMBINED HOME AND INVESTMENT, 53d at., 5th av., restricted block, five story American basement dwelling containing time apartments, 2, 3 and 4 roome each, separate baths. Fine opportnity for good buildings. EDWARD CROSBY &

st.; good buildings. EDWARD GROSBY & CO., 160 Broadway.

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21 year lease with renewals, on 42d st., east of Times square; five story, 25x190.

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A desirable English basement dwelling on East 47th st. convenient to Lexington av., remodelled for convenient to Lexington av., remodelled for convenient to Lexington av., remodelled for moderate, possession will deliver with 12 years' second mortgage; rents about 89,000; price \$52,500. BRES-LOW, 68 Stars at., Brooklyn.

DANT 18th and 16th sts.—Six cold water fenements, with stores; rental \$18,600; nets average \$15 per room. WOOD, DOL-SON CO., Brookway corner 80th.

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Densy the property of the story basement, 50x100, occupied by garage; will divide; immediate possession, 512 W. 53d. Circle 7840.

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MURRAY HILL section, house 21 outside sunny rooms, 3 baths; mutable for subletting or atteration; between Lexington and 3d avs. E. C. G., 105 Eank st.

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Very little cash required. A. STERN, 408.
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MADISON AV. private house, key to corner, price \$25,000, rented for \$2.400; easily altered for store; great future; favorable terms. DUFF & CONGER, 1171 Madison av.

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bury 2nd Ave. corner above 110th st., cold water tenement with stores. Rent \$3,500; mortinges \$14,500, Price \$19,500; no offers, RYAN & CO., 142 West 125th.

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50x100, 6 story, 3-4s, 2-5s; price \$95,000;
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Situated in one of the most select residential sections of East Orange, Flereprod control with residual sections of East Orange, Preprod Control and Promerate mails quarters.

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APTRACTIVE house, West 76s, 16 rooms, 20x160; modern, lictuding beautiful for mountained with recomers, price \$45,000; modern, lictuding beautiful for modern, lictuding beautiful for specific modern, lictuding beautiful for modern, lictuding beaut

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PORTER & CO., 189 W. 125th st.

FIVE story new law apartment house, size 45x100, layout 2-4, 1-5, 1-6, all modern improvements; tenting for \$10,600; price \$55, 600, cash \$10,000. COUGHLAN & COMPANY, INC., 200 West 72d.

FOR SALE-Private dwelling, West 120th: electricity; bargain quick buyer: \$3,250 cash required; principale only. 233 W. 120th. MODERN private dwelling, few doors from Riverside Drive, size 21x100; all modern Riverside Drive, size 21x100; all modern improvements; Other passenger elevator, hot water heat, electric lights, parquet floors; possession at once; price \$35,000; easy terms if required. COUGHLAN & CO., INC., 200 W. 72d.

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Five story, adjoining corner; \$7,500 cash needed; possession of store; 4f desired.

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FURNISHED rooming house and property; income \$4,500; all improvements: price \$17,000, \$5,000 cash required. SHEERAN, 155 West 123d st.

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sixteen family house, \$7,903 actual rental; sixteen family house, \$7,903 actual rental; Manhattan-Miscellaneous.

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\$7,500 CASH buys five story double flat,
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FOR Sale—Two family house, 13 rooms, all improvements: immediate possession; \$11,500. 633 Baker av., Van Nest, Bronx.

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CORNER apartment house, 50:100, near East 149th st., Lexington av. subway station; rental \$19,500, average \$15.50 per room; neus \$11,000 per annum on investment of \$25,000. Owner, 354 Herald, Herald square.

ELEVEN room detached, modern residence, 25x110, in 200d condition; on Bainbridge av., vicinity 197th st.; asking \$12,000.

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All year round high class residence with double garage; corner lot, 100x100; built of tapestry brick; seven rooms; convenient to L. I. depot; fifteen minutes from New York, 62 Seminole av. Tel. E. E. SCHLEISER, Boulevard 6740.

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sale; widow must eps.

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5 story new law walkup West Bronz, 50z
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RESERVOIR AV. (block from Kingsbridge road)—Handsome new 2 family stucco house,
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Corner property, 9 rooms, ideal home, elegant large rooms, nicely decorated, all improvements, hot water heat, fine cellar, porch enclosed, ventibule, pantry and lobby, plot 100x123 or more, 459 feet iron fence, lovely lawn, asserted fruit and shade trees, 5 minutes to railroad station; \$7.759; value \$9.300; good terms. MUST BE SOLD; acr quickly, F. UNSER, Mineola, L. I. Telephone Garden City 1642W.

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LONG SEACH WEST bungalow, five rooms WEBB AV. (corner Eames place, block above Kingsbridge road)—Handsome new 2 fam-By stucco house, porches, garages, \$22,000. 1, 2 FAMILY brick, tax exempt, all modern Improvements; Gun Hill rd. station, Boston & Westchester Raliroad. 3550 Eastchester Road. Tel. Olinville 3199 for particulars. LONG SEACH WEST bungalow, five rooms and bath, furnished; south of Beech st.; \$2,760. Call on WALSH, New York av. and Beech st. Take bus at station. MINEOLA-\$14,000 less than cost, 3 story corner brick apartment, 3 stores, all improvements; \$39,000. F. UNSER, Mineola,

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\$1,500 cash buys this new detached house, parquet floors, garage space; \$10,500, mortage \$5,500. Hortage \$5,500. Hortage \$5,500. Hortage \$5,500. Hortage \$5,500. Hortage \$5,500. Hortage \$15,000 to space; \$10,500 to space; \$10,500 to space; \$10,500 to space; \$10,500; others from \$76,000 to \$300,000. WESTWOOD REALTY COMPANY, 685 Flatbush av; closed Sunday MANHATTAN BEACH-Residential section, so bungalows, Hastings at, 60x100, \$3,100; 60x100, \$3,900; next to corner, or both on single plot, 120x100; cash \$4,000; mortage \$2,500; build on one plot: make lawn of the other; when values appreciate sell latter and get former free. Box \$14, Gien Ridge, N. J. MILFORD ST.—2 story frame house, I family, 6 rooms and bath, electricity and heat, 20x100; price \$5,000; easy terms. E. C. PANITZ, 2816 Fulton at. Gienmore 5315. get former free. Box 343. Glen Ridge, N. J.

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House and Lot on corner of South and Depew sts.; suitable for dwelling or business; lot, \$50x100, Address & McLERMOTT, 751 South st., Peekskill, N. Y. Tel. 1149 M.

Dufness county, cleap to close estate, fine urban place, suitable file in proving water, bath, to the proving the proving the proving the proving state. The state of the proving t FISH-GARMANY REALTY CORPORATION,

FINE one farmily house on plot 100 by 100; all improvements; garage; conveniently lo-cated; bargain. Further particulars 142 2d av., North Pelham, N. Y. av., North Pelham, N. Y.

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New Rochelle, N. Y.

NEW BOCHELLE-Must sell these two beautiful modern homes, each \$17,000, terms;

Stucco, 8 rooms, 2 baths, sun and sleeping porches, garage. Frame Colonial, 7 rooms, tiled bath, open fireplace, private park with boating, bathing privileges. 8 2077 Herald, Herald sq.

NEW ROCHELLE-Will sell residence in private park; all improvements; five min-

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SCARSDALE ESTATE, 7 acres, beautifully parked; lake on property; large Colonial homestead, 15 rooms, 3 baths; adequate master's apartments and servants' offices; large garage with man's quarters; residence and grounds in best of condition; for sale, furnished or unfurnished; price less than \$80,000 ful new 6 room house FISH & MARVIN, Scarsdale, N. Y. Phone Scarsdale 610 ter's apariments and servants' offices; large garage with man's quarters; residence and grounds in best of condition; for sale, furnished or unfurnished; price less than \$80,000. FISH & MARVIN, Scarsdale, N. Y. Phone Scarsdale 610

SCARSDALE, N. Y. Attractive grounds of 11 acres; numerous chade and fruit trees, flower and vegetable gardens, remodelled dwelling, 12 rooms and baths; also combination stable and garage; chaufteur's quarters and other outbuildings; owner going South obliged to sell.

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New house, large sun porch,

LOTE OF LOTS

New house, large sun porch, 5 bedrooms, 3 baths; 125 feet frontage; 317,000; terms. Small house, completely renovated; 4 bedrooms, tiled bath, sun porch; \$8,500. L. MONTGOMERY. Tel. Scarsdale 476. SEE our list of furnished rentals at after season prices in Pelham. New Rochelle, Larchmont and Rye. DRUMMOND, 17 East 42d at. Tel. Murray Hill 7553.

SCAREDALE building plot, 50x100 ft., improvements, near station, \$1,000. BOUCHOUX, Scarsdale.

provements, near station, \$1,000. BOU-CHOUX, Scarsdale.
VARIETY modern houses with grounds; prices \$20,000 to \$25,000; several with land, 100 feet wide, garages, &c.; handsome residence with over acre of land, \$50,000; all at Yonkers on the Hudson; fine 5 acre place at BRONXVILLE; one of the best bargains in Westchester county; will leave \$35,000 or more on mortgage. BELLOWS & WARREN, 20 Getty sq., Yonkers.

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